



american title insurance company

2118 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

Send Tax Notice To:
Mr. John Orman
3358 North Wildewood Drive
Pelham, Al. 35124

This instrument was prepared by

(Name) A. Eric Johnston, Attorney at Law

(Address) 2100 Southbridge Parkway, Suite 376, Birmingham, Al. 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Eight Thousand, Eight Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Martha C. Moffett as Executrix of the Estate of Ann Burch Curlee, Deceased

(herein referred to as grantors) do grant, bargain, sell and convey unto

John L. Orman, Jr. and wife, Alice C. Orman

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby

County, Alabama to-wit:

Lot 23, according to the survey of Wildewood Village, Third Addition, as recorded in Map Book 8 page 145 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

ANN B. CURLEE AND ANN BURCH CURLEE WERE ONE AND THE SAME PERSON

Subject to:

- (1) Mineral and mining rights excepted;
- (2) Unpaid taxes;
- (3) Building setback line of 20 feet reserved from North Wildewood Drive as shown by plat.
- (4) Public utility easements as shown by recorded plat, including a 10 foot easement on the East side.
- (5) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 55, page 117 in Probate Office.
- (6) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 550 in said Probate Office.
- (7) Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 355 page 257 and Real 21 page 308 in Probate Office.
- (8) Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 54, page 172 and covenants pertaining thereto recorded in Misc. Book 54, page 171 in Probate Office
- (9) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 73 page 391 and Deed Book 255 page 188 in Probate Office.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 21st day of October, 1988

WITNESS: STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

88 OCT 25 AM 11:37 (Seal)

Martha C. Moffett (Seal)
Martha C. Moffett as Executrix of the Estate of Ann Burch Curlee, Deceased (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Deed tax 89.00
2.50
92.50

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Martha C. Moffett as Executrix of the Estate of Ann Burch Curlee, Deceased, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, A. D. 1988

A. Eric Johnston

[Signature] Notary Public.

BOOK 210 PAGE 647